

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

18-314A

ORLEANS

EAS.676

Town/City: Town of Eastham

Place: (*neighborhood or village*): South Eastham

Photograph



Address: 1875 State Highway

Historic Name: Charles D. Sisson House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1924

Source: town records, deeds

Style/Form: undetermined

Architect/Builder: original architect unknown; Ryder & Wilcox arch.; Lou Larsen Builders (2003 addition)

Exterior Material:

Foundation: concrete block; brick

Wall/Trim: synthetic (non-wood) clapboard/trim same

Roof: asphalt shingles

Outbuildings/Secondary Structures: garage

Major Alterations (*with dates*): large 3-story addition to south side of house (2003); sunporch addition (2005)

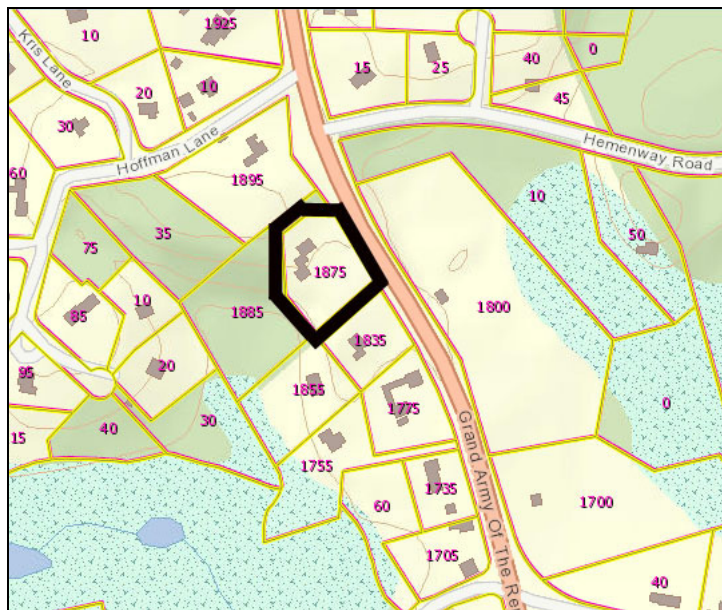
Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.9 acre

Setting: The subject property is located on the west side of State Highway/Rt. 6. It is adjoined by single family residential properties on the north and south and opposed by the same across the highway. Conservation land (a portion of which had been divided off from this originally larger tract) lies to the west, northwest and southwest.

Locus Map (north at top)



Recorded by: Larson Fisher Associates with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The original form of this Bungalow is still visible despite a major, dominating addition constructed in 2003. The main house has a gable roof, with shed roof dormers on both the front and back and a small brick chimney. There is a full front porch with separate shed roof which has been rebuilt with slender turned posts and balusters to code. A portion of its rock-faced concrete block foundation is still visible as well. In 2003 three-story extensions to the south and west were approved and constructed over the following year. These include a shed-roofed tower and large extension to its west that has clerestory windows along its roof. A new main entrance with gabled entry porch is located on the south side of the addition; brick steps lead up to it. (See elevational and plan drawings, below.) A basement-level sunroom and deck off the west side was added in 2005 to the newer section. The entire building has been resided and all the windows look to have been replaced.

A detached two-car garage with front gable roof lies to the south and west of the house—though the addition has greatly diminished the space between the buildings. There is a large front lawn with scattered mature trees and shrubs that accommodates a semi-circular driveway with two curb cuts on State Highway. A vinyl privacy fence extends along rear property line to the south of the garage.

HISTORICAL NARRATIVE

The house on the subject property was probably built soon after the descendants of Eastham's Paine family sold the 1.5-acre lot to Charles D. Sisson of Eastham in two deeds, in 1922 and 1924. Elkanah Knowles Paine (1806-84), the son of Ebenezer (1765-1845) and Sarah Smith Paine (1767-1842), was descended from early Eastham settler Thomas Paine, who died in the town in 1640. He and his descendants owned a great deal of land on both sides of State Highway in this section and lived in numerous houses, including 30 Governor Prentice Road. Elkanah Paine was a carpenter. Most of his property passed to his son Thomas Knowles Paine (1833-1919), who in 1857 married his uncle Joshua Paine's daughter Deborah Sherman Paine (1835-1913). Like his father, Thomas K. Paine was a master carpenter, and he was also keeper of Billingsgate lighthouse in Cape Cod Bay for sixteen years.

Thomas K. and Deborah Paine had two children, Ruth Eleanor, born in 1858, and Edwin Clement, born in 1859. In January 1922 Ruth E. Paine sold a 1.5-acre lot to Charles D. Sisson, then a sixty-two-year-old widower.¹ Sisson was born in Dartmouth in 1860 and by 1880 was working as a farm laborer in Newport, Rhode Island. At some point before 1891 he married Abbie Sophia Peckham of Little Compton, Rhode Island, who died in New Bedford in 1911 at the age of forty-eight. By 1920 Charles Sisson was renting space in the Eastham home of Joseph A. Snow and his aunt Levina Lecount on Bridge Street and working on a truck farm.

In May 1924 Edwin Clement Paine and his wife Marcia, then living in Prescott, Arizona, deeded their interest in the same 1.5-acre lot to Sisson, who probably had the house at 1875 State Highway built soon afterward.² Tax records for 1926 show Sisson with a 1.5-acre homestead lot, a house valued at \$2300, and a poultry house; he also owned another four-acre tract elsewhere in Eastham.

By September 1928, however, Sisson had defaulted on the mortgage he had taken out on the property with Nickerson Lumber Company of Orleans, which bought the property at auction in that month. About two months later Nickerson Lumber sold the property to Hugh H. Hoffman of East Boston.³ Born in Greenwich, Connecticut, in 1878, Hoffman had served as a landsman aboard the *USS Wabash* during the Spanish-American War. In 1913 he was working as a painter in Lynn when he married Alice Jefferson, a native of that city. The 1930 census listed his household after that of Herman and Stella Mayo Mahoney at 1775 (or 1800) State Highway and shows him as a disabled veteran. Also enumerated in his household were his wife Alice and their two sons, William J., then sixteen, and Robert, five years old. Tax records for 1931 show him with the 1875 State Highway house, valued at \$2500, a two-car garage, a brooder house, and a poultry house on a 1.75-acre homestead lot. He had added a water system to the property by 1937. The 1940 census shows him, his wife Alice, and their son Robert in the 1875 State Highway household.

In 1938 Hugh Hoffman deeded the 1875 State Highway property to his wife. After he died in October, 1942, his widow and younger son remained in the house. Tax records for 1947 and 1954 show Alice Hoffman with 2.25 acres, the house, and the two-car garage; between 1947 and 1954 the brooder house must have been removed, and no poultry house is listed in either record. Robert Hoffman died in 1951, and Alice Hoffman died at Brewster Manor Nursing Home in March 1983. The property passed to her son William and his wife Lillian, who had married before 1940 and were living in Brewster in that year; William Hoffman worked as a boat builder in that Cape town. He died in 1975. Lillian Hoffman subdivided the property in 1987 and

¹ Ruth E. Paine to Charles D. Sisson, 9 January 1922, Barnstable County Registry of Deeds (BCD) 385:47.

² Edwin C. and Marcia W. Paine, Prescott AZ, to Charles D. Sisson, 17 May 1924, BCD 407:513

³ Charles D. Sisson to Nickerson Lumber Company, 29 September 1948, BCD 459:442; Nickerson Lumber Company, Orleans, to Hugh H. Hoffman, East Boston, 20 November 1928, BCD 463:445;

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remained the owner of 1875 State Highway until 1992 when she sold it on its .9-acre lot to Dora M. Gutierrez (now Dora M. Alfano) and Paul Raymond Luckey. They are the current owners.⁴

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MAPS

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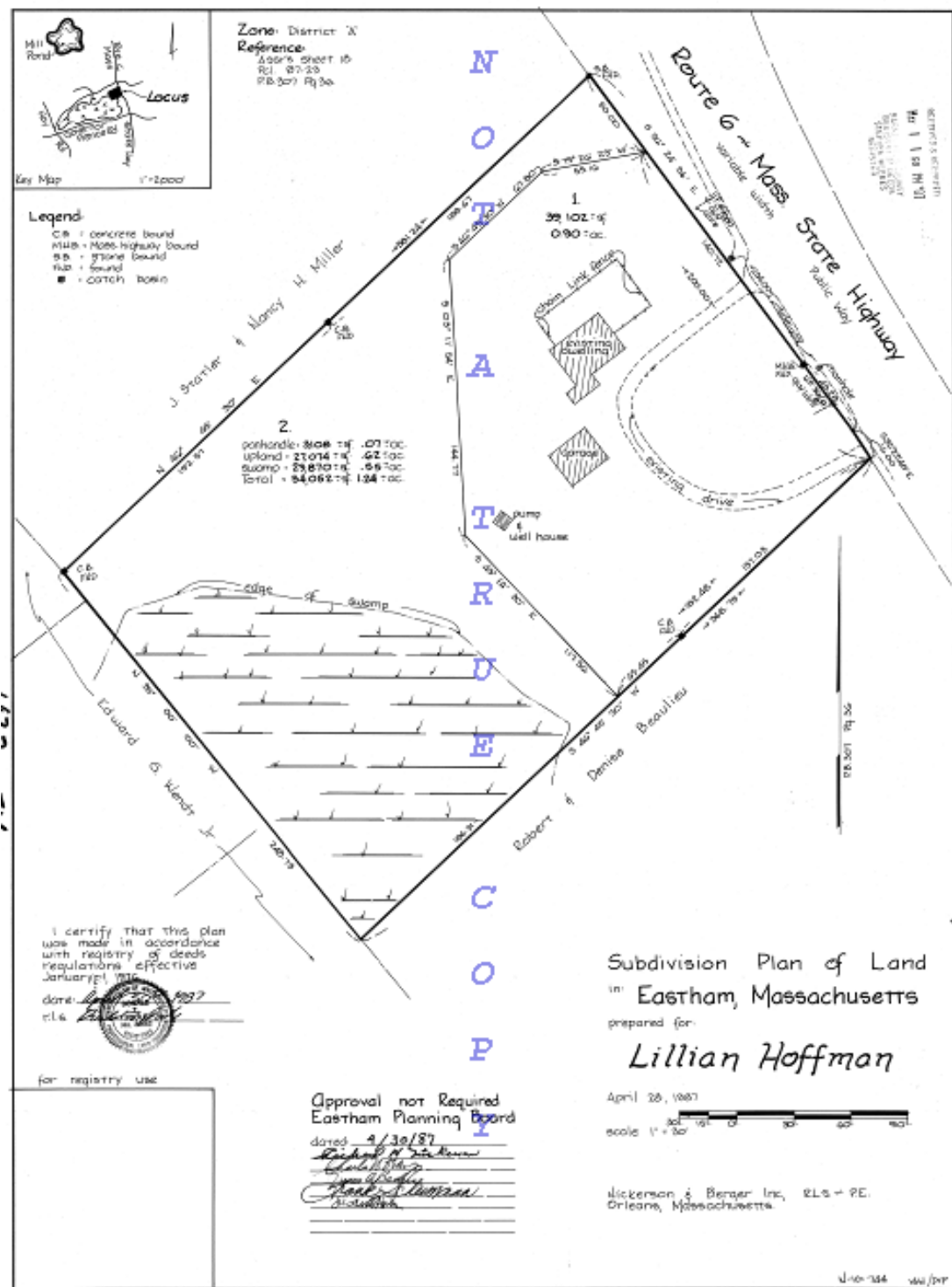
⁴ Hugh Hoffman to Alice Hoffman, 4 February 1938, BCD 550:280; Lillian Hoffman to Dora M. Gutierrez and Paul Raymond Luckey, 27 January 1992, BCD 7850:227. See also "Subdivision Plan of Land in Eastham, Massachusetts Prepared for Lillian Hoffman," 28 April 1987, Barnstable County Registry Plan (hereafter cited as BCP) 432:54.

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SUPPLEMENTARY IMAGES



The Hoffman subdivision plan of 1987 (BCP 432:54): 1875 State Highway is Parcel 1.

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



Aerial view from east (photo courtesy of Bing Maps online) which shows the original Bungalow style of this house.



View from south.

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View from east.